

Environmental Health Referral Response - commercial use

Application Number:	Mod2022/0452
Date:	04/10/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

Reasons for referral

This application seeks consent for one or more of the following:

- Food premises, or
- Backpackers/Boarding house, or
- Mortuary, or
- Skin penetration, acupuncture, tattoo, beauty salon, or
- Public pool

And as such, Council's Environmental Health and Protection officers are required to consider the likely impacts.

Officer comments

General Comments

Proposed Modifications:

- Internal partitions to be removed
- Existing floor finish to be replaced
- Exterior fenestration
- Exterior walls to be repainted and skiting repaired

Demolition works

- Existing pump room to be demolished
- Existing ramp to be demolished
- Existing add-on windows to be demolished
- Existing door to be removed and reutilised
- Existing brick structure to be demolished
- Bathroom to be demolished
- Existing kitchen to be demolished
- Existing security office to be demolished
- Walls to be demolished to maintain 2.1m height
- Existing floor coverings to expose timber floors
- Concrete floor to be removed
- Carport roof to be removed
- Remove door retain for reuse
- Existing add on windows to be demolished
- Existing carport to be demolished

Basement

- MSB entry to be closed off and relocated
- New MSB entry
- New paving to suit required levels and finished
- New stairs to connect existing basement level with proposed driveway

- Replace existing heritage circular stair handrail
- New lightweight infill walls
- New accessible toilet
- New wall to match existing
- New electrical kiosk substations

First Floor

- Existing floor finishes to be removed and replaced
- New accessible toilets

Ground Floor Plan

- Existing floor finishes
- Existing amenities to be updated
- New external walls to replicate existing glass modulation

Occupation and fitout of existing cottage for a Café

- New outdoor area
- New timber stairs
- New door location
- Existing floor coverings to be removed to expose timber floors
- Replace existing floor boards with CFC flooring 50mm FFL to allow for tile floor finish with falls
- Timber slat screens in front of retaining wall
- Low-rise, low-speed constant pressure wheelchair lift compliant with NCC glass panels lift shaft

Landscaping works

- Shrub, accent and ground cover planting
- Mulch
- Hardwood timber stakes securely in ground and avoid root ball
- Tree planting
- Turf

The cafe fit out is of interest to EH.

Environmental Health supports the proposal subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Health and Protection Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Plans of Kitchen Design, construction and fit out

Prior to any Construction Certificate (CC) being issued, detailed plans that demonstrate compliance with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, the Food Act 2003 and Australian Standard AS 4674 'Design, construction and fit out of food premises', must be submitted to and approved by the Principle certifier. These plans are to be prepared by a suitably qualified person.

The plans must detail adequate provision for storage including separate storage of food, equipment, chemicals and personal belongings.

Reason: To ensure that the food premises complies with the design construction and fit-out requirements.

Mechanical ventilation Plans

Where Mechanical ventilation is required to be installed in the food premises ,prior to any Construction Certificate (CC) being issued, detailed plans must be submitted to and approved by the Principle certifier that demonstrate compliance with the following:

- Australian Standard (AS) 1668.2 “The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings”; and
- Any external exhaust discharge must be above the roofline and discharged in a manner that is not likely to cause an amenity impact.

These plans are to be prepared by a suitably qualified person.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2 and to prevent amenity impacts.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Registration of food Business

The food business must be registered with the Appropriate Regulatory Authority, prior to Occupation Certificate being issued.

Reason: Food premises are required to be registered with the Appropriate Regulatory Authority.

Kitchen Design, construction and fit out of food premises certification

Prior to the issuing of any occupation certificate, certification is to be provided to the Principal Certifier by a suitably qualified person demonstrating that that the design, construction and fit out of food premises kitchen is compliant with the requirements of AS 4674 Design, construction and fit out of food premises.

Reason: To ensure that the kitchen complies with Australian Standard design requirements.

Mechanical Ventilation certification

Where Mechanical ventilation is required to be installed in the food premises it must comply with the following:

- Australian Standard (AS) 1668.2 “The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings”; and
- Any external exhaust discharge must be above the roofline and discharged in a manner that is not likely to cause an amenity impact.

Certification is to be provided to the Principal Certifier prepared by a suitably qualified person to demonstrate that the mechanical ventilation complies with the above requirements.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2 and to prevent amenity impacts.